058.0	0002	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	640,800 / 640,800
					USE VALUE:	640,800 / 640,800
					ASSESSED:	640,800 / 640,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		SUNSET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOMINO KENNETH E
Owner 2:	
Owner 3:	
Street 1:	15 SUNSET ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,677 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1248 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5677.000	227,200	400	413,200	640,800
Total Card	0.130	227,200	400	413,200	640,800
Total Parcel	0.130	227,200	400	413,200	640,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 513.46 | /Parcel: 513.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 38275
GIS Ref:
GIS Ref:
Insp Date: 09/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 058.0-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	227,200	400	5,677.	413,200	640,800	640,800	Year End Roll	12/18/2019
2019	101	FV	197,600	400	5,677.	407,300	605,300	605,300	Year End Roll	1/3/2019
2018	101	FV	197,600	0	5,677.	312,900	510,500	510,500	Year End Roll	12/20/2017
2017	101	FV	197,600	0	5,677.	295,200	492,800	492,800	Year End Roll	1/3/2017
2016	101	FV	197,600	0	5,677.	271,500	469,100	469,100	Year End	1/4/2016
2015	101	FV	192,600	0	5,677.	253,800	446,400	446,400	Year End Roll	12/11/2014
2014	101	FV	192,600	0	5,677.	233,800	426,400	426,400	Year End Roll	12/16/2013
2013	101	FV	192,600	0	5,677.	233,800	426,400	426,400		12/13/2012

!4952!

PRINT

Date	Time
12/10/20	19:54:45

LAST REV

Date	Time
10/03/18	11:35:36
mmcmakin	

USER DEFINED

Prior Id # 1:	38275
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4952

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHRIVER JOHN A	29941-297		3/22/1999		261,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/16/2008	1139	Manual	23,500					remove old shingle

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	MEAS&NOTICE	HS	Hanne S
12/2/2008	Meas/Inspect	189	PATRIOT
6/19/2000	MLS		
1/13/2000	Mailer Sent		
1/6/2000	Measured	277	PATRIOT
7/29/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5677		Sq. Ft.	Site		0	70.	1.04	6									413,218						413,200	

Total AC/HA: 0.13033 | Total SF/SM: 5677 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 413,218 | Spl Credit | Total: 413,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	168.733
Other Features:	57439
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	308668
Depreciation:	81488
Depreciated Total:	227179

COMMENTS

PDAS. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

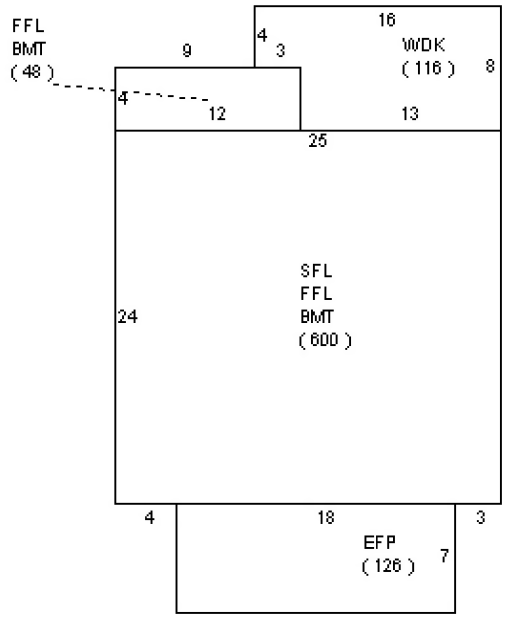
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	168.73
Special Features:	0	Val/Su Net:	106.27
Final Total:	227200	Val/Su SzAd	182.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	648	50.620	32,802
FFL	First Floor	648	168.730	109,339
SFL	Second Floor	600	168.730	101,240
EFP	Enclos Porch	126	48.830	6,152
WDK	Deck	116	14.620	1,696
	Net Sketched Area:	2,138	Total:	251,229
Size Ad	1248	Gross Are	2138	FinArea 1248

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 058.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	6X6	A	AV	2000	11.56	T	15.2	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400